

THE LAND PLANNING AND DEVELOPMENT (GUERNSEY) LAW, 2005

**AND THE LAND PLANNING AND DEVELOPMENT (GENERAL PROVISIONS)
ORDINANCE, 2007**

NOTIFICATION OF GRANT OF PLANNING PERMISSION

PROPOSALS: Demolish outbuilding, extend at ground floor level and install dormers and balcony at 1st floor level to south-west (rear) elevation.

LOCATION: Le Ruisseau, La Douit Lane, Vale.

APPLICANT: Mr & Mrs S Stanton

This permission is granted under the terms of Sections 15 and 16 of the Land Planning and Development (Guernsey) Law, 2005 (the 'Law').

Date of Grant of Permission: 18/03/2024

This notification of grant of permission refers solely to the proposals referred to above as described in your application received as valid on 02/02/2024 and the drawings referred to below. This grant of permission is subject to the following conditions:-

Drawing Nos: Courtillet Design - 23.794 01A, 05C

Application Ref: FULL/2024/0218

Property Ref: C02199A000

Conditions and reasons:-

1.All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

2.The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

3.The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Authority and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Authority when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

4.Prior to the installation of the horizontal board cladding, full details of the type, texture and colour of the cladding material to be used have been submitted to and agreed in writing by the Authority. The work shall be completed in accordance with the agreed details.

Reason - the cladding material proposed is ambiguous, therefore the condition is required in the interests of visual amenity and ensuring the full details of design are acceptable.

Expiry Date: This permission will cease to have effect on 18/03/2027 unless development is commenced by that date.

ADVICE AND OTHER REMARKS:-

The Authority does not recognise all of the land outlined on the submitted plan as forming the domestic curtilage associated with the dwelling presently known as Le Ruisseau.

Effect of planning permission:

Section 18 of the Land Planning and Development (Guernsey) Law, 2005 ('the Law') defines the effect of the planning permission hereby granted, namely:

(1) Planning permission ceases to have effect unless the development permitted by it is commenced within a period of three years immediately following the date on which it is granted (or such shorter period as may be specified in the permission).

(2) Planning permission enures for the benefit of the land concerned and of every person for the time being having an interest in it.

(3) Any conditions subject to which planning permission is issued are enforceable in accordance with the provisions of Part V of the Law.

(4) Planning permission for the erection of a building is only permission to use it for the purpose specified in the permission or, subject to any restriction so specified, for any other purpose for which it is designed.

(5) Planning permission is only permission to carry out the development specified in it (subject to any conditions so specified), and does not imply the giving of any other approval or consent required under this Law or any other enactment or under any rule of law.

Right of appeal against planning decisions:

Your attention is drawn to the provisions of Section 68(1) of the Land Planning and Development (Guernsey) Law 2005, which provides a right of appeal, on the merits against a decision to grant planning permission subject to conditions (except a building condition), to the Planning Tribunal, which is independent of the States of Guernsey. An appeal to the Planning Tribunal under section 68 of the Law against this decision must be made before the expiry of the period of six months beginning with the date on which the Authority made this decision. The official Appeal Notice Forms are available on the States of Guernsey website at www.gov.gg/planningpanel and must be completed with all enclosures in multiples as requested and received within the six months deadline.

Copy of representations made:

In reaching this decision the Authority took into account any written consultations made under Section 11(1) of the Land Planning and Development (General Provisions) Ordinance, 2007 ('the Ordinance'). A copy of any consultation responses made under section 11 will be included with this decision in accordance with section 19 of the Ordinance.

Other Remarks:

Please note that any work which abuts or affects the public highway requires prior approval by Traffic and Highway Services. Please contact Traffic & Highway Services (highways@gov.gg) for further advice. You must also ensure that any access/es to the development are constructed to meet the existing road/footway levels in accordance with their requirements.

This document is not a Building Licence and confers no approval under the Building Regulations.

A separate Building Control Licence may be required and it is the responsibility of the developer to ensure that ALL necessary consents are obtained and that any pre-commencement conditions are discharged prior to development being commenced.

A J ROWLES

Director of Planning
Planning Service



PLANNING APPLICATION REPORT

Application No: FULL/2024/0218
Property Ref: C02199A000
Valid date: 02/02/2024
Location: Le Ruisseau La Douit Lane Vale Guernsey GY6 8AA
Proposal: Demolish outbuilding, extend at ground floor level and install dormers and balcony at 1st floor level to south-west (rear) elevation.

Applicant: Mr & Mrs S Stanton

RECOMMENDATION - Grant: Planning Permission with Conditions:

1. All development authorised by this permission must be carried out and must be completed in every detail in accordance with the written application, plans and drawings referred to above. No variations to such development amounting to development may be made without the permission of the Authority under the Law.

Reason - To ensure that it is clear that permission is only granted for the development to which the application relates.

2. The development hereby permitted shall be begun within 3 years from the date of grant of this permission.

Reason - This condition reflects section 18(1) of the Land Planning and Development (Guernsey) Law, 2005 which states that planning permission ceases to have effect unless development is commenced within 3 years of the date of grant (or such shorter period as may be specified in the permission).

3. The development hereby permitted and all the operations which constitute or are incidental to that development must be carried out in compliance with all such requirements of The Building (Guernsey) Regulations, 2012 as are applicable to them, and no operation to which such a requirement applies may be commenced or continued unless (i) plans relating to that operation have been approved by the Authority and (ii) it is commenced or, as the case may be, continued, in accordance with that requirement and any further requirements imposed by the Authority when approving those plans, for the purpose of securing that the building regulations are complied with.

Reason - Any planning permission granted under the Law is subject to this condition as stated in section 17(2) of the Land Planning and Development (Guernsey) Law, 2005.

4. Prior to the installation of the horizontal board cladding, full details of the type, texture and colour of the cladding material to be used have been submitted to and agreed in writing by the Authority. The work shall be completed in accordance with the agreed details.

Reason - the cladding material proposed is ambiguous, therefore the condition is required in the interests of visual amenity and ensuring the full details of design are acceptable.

INFORMATIVES

The Authority does not recognise all of the land outlined on the submitted plan as forming the domestic curtilage associated with the dwelling presently known as Le Ruisseau.

OFFICER'S REPORT

Brief Description of the site:

The application site consists of a 1.5 storey, detached dwelling-house fronting onto Douit Lane. The property is located Outside of the Centres as designated in the Island Development Plan.

Planning permission is sought to demolish an outbuilding, extend the property at ground floor level and install dormer window and a balcony at first floor level to the south-west (rear) elevation.

The extension will provide two bedrooms with two ensembles, a games room, utility, entrance/hallway and part of the kitchen. The ground floor extension is positioned in such a way that it will create a 'U' shaped dwelling, with a central area to the front of the house for parking provision. The proposal also makes provision for a first floor terrace area, accessed by a full length dormer window.

The majority of the extension will be flat roofed, with the westerly wing consists of a single storey pitched roof which will add verticality and balance to the design. The extension, together with the cheeks of the existing and proposed dormers will feature horizontal cladding.

All new and existing windows will be comprise of aluminium, with an anthracite finish. The roof will be finished in slate. Solar panels are included to the rear of the building.

Relevant History:

None germane to this application.

Existing Use(s):

Residential

Assessment: *(Tick as appropriate)*

no representation	☒	visual amenity acceptable	☒
accords with policy	☒	no material neighbour impact	☒
within curtilage	☒	traffic not affected	☒
design acceptable	☒		

Policies considered most relevant:

GP8 Design
GP9 Sustainable Development
GP13 Householder Development

Conclusion/Brief comment:

All material considerations as set out in the Land Planning and Development (Guernsey) Law, 2005 and the Land Planning and Development (General Provisions) Ordinance, 2007 have been taken into account in the assessment of this application.

The proposed extension represents a large addition to the property in terms of increased floor area, although the architect has successfully achieved an acceptable standard of design by virtue of limiting the scale of the development to single storey. The vertical emphasis of the pitched roof to the west of the site will help to balance the large mass of the extension with the main house. The scale of the extension is subservient to the original part of the house which helps to create a cohesive design.

The side (west) profile of the pitched roof element is somewhat large and bulky, although the degree of harm from the massing of this aspect of the development when viewed from the road is not considered to cause sufficient harm to warrant amendments to the scheme, or to refuse planning permission. In addition, the blank façade of the extension will be in line with the façade of the main house, thereby respecting the separation distance between the house and road. It is necessary and reasonable to require full details of the horizontal cladding to be used as no details have been submitted on the drawings as part of the application and this aspect forms a large part of the development.

Overall, the development achieves a good standard of design (Policy GP8 – Design) in terms of its scale, mass, form, siting and materials.

The extension is considered in keeping with the built form of the surrounding area and will not cause sufficient harm to warrant refusal, particularly as it will be 'read' against the backdrop of the dwelling.

There will be no significant adverse effects on neighbour amenity.

Sufficient information has been submitted that has taken into account the criteria of Policy GP9 (Sustainable Development).

Based on the above, the application is considered compliant with the relevant Island Development Plan policies, and accords with the purpose of the Law and the Material Planning Considerations. It is therefore recommended that planning permission be granted, subject to conditions.

Recommendation:

Grant with Conditions



Date: 14/03/24